

1 THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF
2 SEABROOK MET ON **THURSDAY, JULY 14, 2022 AT 6:00 P.M.** AT SEABROOK CITY
3 HALL TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE
4 AGENDA ITEMS LISTED BELOW.
5

6 BOARD MEMBERS PRESENT:

7 PAUL R. DUNPHEY (exc. absence)

8 TERRY CHAPMAN

9 KEVIN FERGUSON

10 ERNIE DAVIS

11 GARY BELL

12 THOMAS KOLUPSKI
13
14

CHAIR

VICE-CHAIR

TREASURER

SECRETARY

MEMBER

MAYOR

15 ALSO PRESENT WERE:

16 GAYLE COOK

17 STEVE WEATHERED

18 PAUL CHAVEZ (exc. absence)

20 PAT PATEL
21

CITY MANAGER

CITY/EDC ATTORNEY

DIRECTOR OF ECONOMIC
DEVELOPMENT

ADMIN COORDINATOR

22 EDC Vice-Chair Terry Chapman called the meeting to order at 6:00 p.m. and declared that a
23 quorum was present.
24

25 **1. PUBLIC COMMENTS AND ANNOUNCEMENTS**
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27 There were no public comments.
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30 **2. PRESENTATIONS**
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32 **2.1 EDC Director's report on economic development activities for May and June**
33 **2022.**
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35 City Manager Gayle Cook presented the monthly activities for May and June.
36
37

38 **3. NEW BUSINESS**
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40 **3.1 Consider and take all appropriate action on a nine month extension request**
41 **from WMF Investments "Retail at the Commons" seeking to extend their**
42 **project completion date from August 18, 2022 to May 18, 2023.**
43

44 WMF Representatives Gary Johnson and Carleen Brand made a presentation.
45 Requesting a nine (9) month extension for the project completion date from August
46 18, 2022 to May 18, 2023. Building B is scheduled to be substantially complete by
47 the first half of August and Building A construction will commence shortly thereafter.
48 Parking lot cleaning and striping is scheduled by the end of next week. In May 2022
49 the real estate brokers changed for this project. In conjunction with that and the
50 completion of the exterior of Building B, they have experienced a 50-60% increase in
51 leasing calls. Donald's Donuts' lease is signed, and they are waiting on their permit

to begin construction. The dentist's lease it out for signature. Several other prospective tenants have expressed interest in the pad site and the in-line spaces. Some types of prospective tenants have been: fast food, bakery, vehicle rental, dog spa, restaurant/bar, and doctors.

Motion made by Gary Bell and seconded by Kevin Ferguson.

To approve Addendum 2022-1 for a nine month extension request from WMF Investments "Retail at the Commons" with project completion date extended from August 18, 2022 to May 18, 2023.

MOTION CARRIED BY UNANIMOUS CONSENT

3.2 Consider and take all appropriate action on a Business Development Incentive Agreement between the Seabrook Economic Development Corporation and TDC Bayport GP, L.P. (Transwestern Development Company), to be located at 5803 Old Highway 146, seeking an incentive to assist the retention, and new construction/improvements towards the Bayport 146 Distribution Center project, in an amount not to exceed \$50,000.

Transwestern representative Ryan Baumgartner gave a brief update on the project. Project is about 33% done with the construction. Dealing with some supply chain issues. Project is still moving forward.

Motion made by Ernie Davis and seconded by Gary Bell.

To approve the Business Development Incentive Agreement between the Seabrook EDC and TDC Bayport GP, L.P. (Transwestern Development Company) as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

3.3 Discuss, consider and take all appropriate action on EDC Goals for the next fiscal year 2022-2023.

Current EDC Goals for FY2021-2022:

Promote Seabrook branding, image enhancement, communication and key marketing initiatives.

- Develop branding campaign with distinct branding and signage for each district within the city: The Point, Old Seabrook, SH146 Corridor, North Seabrook, NASA Parkway / Lakefront
- Development of entry signage / gateway into the city
- Support implementation of design enhancement recommendations as outlined in the Comprehensive Master Plan

Focus on the development and promotion of Old Seabrook. This will include:

- Development of retail corridor along Main Street
- Explore city infrastructure issues / options for parking and pedestrian traffic
- Work with P&Z and City on ordinances / zoning

Support initiatives that promote the redevelopment of the business corridor along SH146 and Red Bluff.

106 Reviewing and potential expansion of incentives for overall business development
107 incentive for local relocation and new development including district specific
108 incentives.
109

110 Provide guidance to the Seabrook City Council on economic development decisions
111 and future land uses.
112

113 EDC will make recommendations to the City's Capital Improvement Program (CIP)
114 for capital projects such as streets, drainage and other infrastructure improvements
115 that benefit business development.
116
117

118 City Manager Gayle Cook presented the 2nd Quarter Strategic Plan for EDC:

- 119 • Actively invest in the development and planning of City resources to
120 encourage economic development.
- 121 • Expand tools and activities in the current incentive program to attract and
122 retain highest and best use development.
- 123 • Identify a key area for development or redevelopment in each district in
124 alignment with the Comprehensive Master Plan and other guiding master
125 plans and target top priority uses.
- 126 • Prioritize and identify funding for new capital projects that are focused on
127 areas of commercial development by the end of FY23.
- 128 • Create a long-term funding plan to implement between 35% to 45% of the
129 Old Seabrook Livable Center Study priorities and recommendations by the
130 end of FY23.
131

132
133 Board discussion and suggestions:

- 134 • Consider adding additional areas for development within the City. Per current
135 goals, the focus is on only two corridors: Old Seabrook and SH146/Red Bluff
136 Corridor. Are there other areas that could be added to the goals?
- 137 • Consider the replacement of a Seabrook Boat Launch for public access.
138 Currently on the City's strategic plan with ongoing TXDOT meetings for the
139 boat ramp replacement.
- 140 • Suggestion to tie the social media & marketing campaigns and advertising
141 goals back to some metrics. Provide percentage of completion of goals.
142

143 4. ROUTINE BUSINESS

144 4.1 Approve minutes of the May 12, 2022 regular meeting.

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146 Motion made by Ernie Davis and seconded by Gary Bell.
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148 To approve the minutes as presented.
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150 MOTION CARRIED BY UNANIMOUS CONSENT
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152 4.2 Approve minutes of the June 20, 2022 JOINT Meeting.

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154 Motion made by Ernie Davis and seconded by Gary Bell.
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156 To approve the minutes as presented.
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MOTION CARRIED BY UNANIMOUS CONSENT

4.3 Establish future meeting dates and agenda items.

Next meeting: August 11, 2022 at 6:00 p.m.

Discuss and consider annual Economic Alliance D.C. Trip.

Upon motion duly made, the meeting was adjourned at 6:31p.m.

APPROVED ON THE 11th DAY OF August 2022.

Pat Patel

Pat Patel,
EDC Administrative Coordinator

Paul Dunphey, EDC Chairman